



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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December 16, 2008

IN REPLY PLEASE

REFER TO FILE:

**B-2**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
IN THE UNINCORPORATED AREA OF FLORENCE  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

1246 East 76th Place, Florence, California 90001  
1528 East 84th Street, Florence, California 90001  
8718 Compton Avenue, Florence, California 90002  
8816 Beach Street, Florence, California 90002  
7606 Maie Avenue, Florence, California 90001

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. The Building Code provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Service Excellence (Goal 1) and Community Services (Goal 6) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 1246 East 76th Place, Florence, California 90001**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 19, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation, if substantial progress, extend to January 19, 2009, and maintained cleared thereafter, (b) that by January 19, 2009, the structure(s) be repaired per noted defects, if substantial progress, extend to February 17, 2009, (c) that by January 19, 2009, the garage be repaired per noted defects or demolished and rebuilt to Code, if substantial progress, extend to February 17, 2009, and (d) that the property be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was fire damaged, open and accessible to children, vandalized, and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. The building is dilapidated and apparently abandoned.
4. Portions of the interior and exterior walls are fire damaged and deteriorating.
5. Windows are broken.
6. The ceiling and roof supports are fire damaged.
7. The nonconforming detached garage is in a state of disrepair, hazardous, and should be demolished.
8. The electrical service and system is fire damaged, noncomplying, and hazardous.

9. The drain, waste, and vent systems are fire damaged.
10. Overgrown vegetation and weeds constituting an unsightly appearance.
11. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
12. Miscellaneous articles of personal property scattered about the premises.
13. Trash, junk, and debris scattered about the premises.
14. Garbage cans stored in front or side yards and visible from public streets.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 1528 East 84th Street, Florence, California 90001**

**Finding and Order:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by December 19, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, camper(s), miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

7. Vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 8718 Compton Avenue, Florence, California 90002**

**Finding and Order:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by December 19, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, freezers, and air conditioners.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 8816 Beach Street, Florence, California 90002**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 19, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by December 19, 2008, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
3. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, freezers, and air conditioners.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 7606 Maie Avenue, Florence, California 90001**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 19, 2008, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter, (b) that by January 19, 2009, the structure(s) be repaired per noted defects, and (c) that the property be maintained secured to prevent unauthorized entry.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. Doors and windows are broken.

4. Overgrown vegetation and weeds constituting an unsightly appearance.
5. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,



**A** GAIL FARBER  
Director of Public Works

GF:RP:pc

c: Chief Executive Office (Lari Sheehan)  
County Counsel